

Minutes of the Meeting of Beech Parish Council
held in the Village Hall on Monday 21st October 2019

PRESENT:

Councillor Graham Webb (Chairman)
Councillor Ruth Duffin
Councillor Tony Ransley
Mrs Louisa Thomson – Clerk to the Council

19.160 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Councillors Alana Coombes and Daniel Gordon.

19.161 CONFIRMATION OF MINUTES – **RESOLVED**

The Minutes of the Council meeting held on 23rd September 2019, copies previously circulated, **Proposed as a true record by Graham Webb, Seconded by Tony Ransley and signed by Chairman Graham Webb.** (Ruth Duffin abstained as she did not attend the September meeting, Graham Webb used his second vote as Chairman to carry the motion.)

19.162 PLANNING

Council considered two applications their comments to be forwarded to East Hampshire District Council, comments to include reference to the draft Beech Neighbourhood Plan where applicable.

- i) 54047/014 Beechanger, 59 Wellhouse Road **OBJECT**
Two detached dwellings, with car parking, bin and cycle storage and landscaping.
Proposed Ruth Duffin, Seconded Tony Ransley and UNANIMOUSLY RESOLVED.
Beech Parish Council objects to this planning application on the following grounds.

1. *The proposal creates two new plots, each of which is less than 0.2 hectares, in contravention of EHDC Policy H10, which forms part of the current in-force Local Plan.*

The applicant quotes Policy DM30 from EHDC's draft new Local Plan published for consultation in Spring 2019, which would, if adopted, replace Policy H10. It is not known, however, whether Policy DM30 as published has survived the public consultation held in Spring 2019 (Beech Parish Council objected strongly to the removal of the landscape character protections afforded by Policy H10), and so Policy DM30 is not relevant to this application.

The policies quoted from the emerging Beech Neighbourhood Plan are not from the most recent draft. More importantly, the draft Plan includes at Policy BPC06(g) a Special Housing Area identical to that covered by EHDC Policy H10 in which no new plots of less than 0.2 hectares may be created, designed to continue enforcement of the Landscape Character Assessment recommendation that this plot size restriction be maintained.

2. *The proposal is for two new houses which, while not identical, are a matched pair of the same basic design. This is in conflict with the character of the housing in this part of the Special Housing Area, which is of independently designed detached houses. The proposal therefore detracts from the character of the housing in the immediate area. Not being reflective of the predominant form of development in the immediate vicinity, it contravenes Policy BPC07(a) of the emerging Beech Neighbourhood Plan.*

The applicant refers to EHDC's approval (against the objection of Beech Parish Council) of the building at 108 Medstead Road of an additional house in a subdivided plot size of slightly less than the 0.2 hectares mandated by H10. In that case, the effect on the character of the Special Housing Area was mitigated by the fact that the new house was of an individual design, consistent with other houses in the immediate vicinity.

3. *The application continues to propose the removal of almost all of the mature trees and shrubs along the southern edge of the plot, with no proposal for any replacements. This has the effect of opening up completely the view of the new houses from Medstead Road, as can be seen from the 'street scene' drawings. As the existing house is completely screened from Medstead Road by trees and shrubs, the proposal to remove these changes the amenity and character of Medstead Road (in contravention of Policy BPC07(c) of the emerging Beech Neighbourhood Plan).*

Finally if, however, the application is approved the Parish Council would request a condition: prior to construction commencing the applicant shall submit a design, and obtain approval for, the disposal of all surface water within the site. The submission should include calculations to BRE365 substantiating the design.

- ii) 27887/009 Keepers Lodge, Basingstoke Road **COMMENT**
Replacement car barn with storage above, following demolition of existing car barn.
Proposed Tony Ransley, Seconded Graham Webb and RESOLVED. (Ruth Duffin abstained, Graham Webb used his second vote as Chairman to carry the motion.)

Beech Parish Council have no comment other than a proviso that the building, if approved, a condition is that it remains an ancillary building to Keepers Lodge and is not converted to a separate dwelling.

19.163 ROAD SIGNS AND WHITE LINING

- i) Hampshire County Highways officer has checked the height of the new road signs and agrees that three of them are too high and will arrange to have them lowered.

Following a site inspection with the contractor the Highways officer has recommended that the proposed white lining installation is slightly amended with no additional cost involved.

Proposed Ruth Duffin, Seconded Tony Ransley and UNANIMOUSLY RESOLVED that the lining is installed as per the revised recommendations.

- ii) East Hampshire District Council approved the application for S.106 monies totalling £2,743.
Proposed Tony Ransley, Seconded Ruth Duffin and UNANIMOUSLY RESOLVED that the S.106 money is used to pay for the traffic calming works.

19.164 FOOTPATH ALONGSIDE MEDSTEAD ROAD AND KINGS HILL AND TRAFFIC CALMING

Proposed Tony Ransley, Seconded Ruth Duffin and UNANIMOUSLY RESOLVED that the Parish Council assess the public interest in setting up a Working Party to carry out the research for the proposed footpath and traffic calming. Graham Webb will compile a draft flyer for distribution to the residents advertising a meeting to be held at the Village Hall where a presentation will be made explaining what is involved and asking for volunteers. The draft flyer and presentation to be brought to the next Parish Council meeting for approval.

19.165 SPEED LIMIT REMINDER SIGN

Proposed Tony Ransley, Seconded Ruth Duffin and UNANIMOUSLY RESOLVED that a second set of cables are purchased to download the data from the sign up to the value of £50.

19.166 NEIGHBOURHOOD PLAN

Proposed Tony Ransley, Seconded Ruth Duffin and UNANIMOUSLY RESOLVED: that Graham Webb writes a brief draft email to be sent Kevin Thurlow at East Hampshire District Council withdrawing the Neighbourhood Plan from the examination and Kevin is asked for his comments on the draft email. The email to be brought to the next meeting for approval. Graham Webb will also ask to John Slater of John Slater Planning Ltd for his advice on the possible withdrawal of the plan to deal with the missed Regulation 14 comments.

19.167 NATIONAL ASSOCIATION OF LOCAL COUNCILS – PC11-19 – NAO AUDIT CODE OF PRACTICE PART TWO CONSULTATION

Proposed Tony Ransley, Seconded Ruth Duffin and UNANIMOUSLY RESOLVED to respond as follows:

- Do you think the updated draft Code should include more with respect to when auditors might be expected to use their additional powers? *No – Broad enough already.*
- Do you think the current approach set out in the updated draft Code to undertake work at smaller authorities under specified procedures will enable auditors to continue to respond to the challenges at smaller authorities?
Yes
- Do you think the current approach to considering economy, efficiency and effectiveness at smaller authorities being appropriate and proportionate to the size of the bodies being reviewed is sufficiently reflected in the updated draft Code?
Yes

19.168 ANNUAL ACCOUNTS 2020/2021

Proposed Ruth Duffin, Seconded Tony Ransley and UNANIMOUSLY RESOLVED that the budget and precept will be agreed at the November meeting by full council.

19.169 ACCOUNTS 2019/2020

- i) Summary of Receipts & Payments for 2nd Quarter Ended 30th September 2019 presented to Council detailing bank reconciliation as follows:

Current Account Balance	1,937.80
Less: Cheques drawn but not debited as at 31.03.19	-678.21
Deposit Account Balance	13,065.92
High Interest Bonds Balance	<u>24,540.63</u>
	38,866.14

Reconciliation checked and agreed by Councillor Tony Ransley.

- ii) **Proposed Tony Ransley, Seconded Ruth Duffin and UNANIMOUSLY RESOLVED** that the following payment is approved:

a) Clerk's Salary (October 2019)	£710.57
b) Clerk's expenses (October 2019)	£ 31.26
c) Hampshire Pension Fund (Clerk's Pension – October 2019)	£159.52
d) DCK Accounting Solutions Ltd – Monthly payroll processing	£ 30.00
e) Beech Village Hall & Recreation Ground – meeting room hire	£ 49.14
f) John Slater Planning Ltd – Neighbourhood Plan consultant	£966.00
g) Mr A Ransley – Neighbourhood Plan website	£131.89

19.170 MEETING DATES - Confirmed the date of the next scheduled Council meeting as Monday, 18th November 2019 at 7.30pm with public question time at 7.15pm.

N.B. A meeting may be called earlier on either Monday 4th or Monday 11th November.

CLOSURE OF MEETING - Chairman thanked all present for their attendance and closed the meeting at 9.10pm.

signed:

Chairman Beech Parish Council

date: 11th November 2019